

VICINITY MAP
1" = 1200'

OWNER: TRI-TOWN MEDICAL CAMPUS, LLC, A COLORADO LIMITED LIABILITY CO.
1950 W. MOUNTAIN VIEW AVE.
LONGMONT, COLORADO

ENGINEER: TST INC. CONSULTING ENGINEERS
748 WHALERS WAY, BUILDING D
FORT COLLINS, CO. 80525
(970) 226-0557
FAX (970) 226-0204

NOTES:

1. According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. For all information regarding Title and Easements or Rights-of-Way of record, TST, Inc. relied upon Policy No. U0007229 prepared by United Title Company on October 26, 2005 at 8:00 A.M. This does not constitute a title search by TST, INC.
3. Oil and Gas collector lines exist on property for which no recorded easements exist. Easements may be recorded by separate document upon agreement between underlying landowner and Oil and Gas entities (ENCANA and Duke Energy).

SURVEYOR'S STATEMENT

I, Robert L. Hahn certify that this plat accurately represents the results of a survey made by me or under my direct supervision.

L.S. Colorado Reg. No. 33636
DATE: 1/16/06

Colorado Registered Professional Land Surveyor No. 33636
Robert L. Hahn

BASIS OF BEARING STATEMENT

Considering the North Line of the Northeast Quarter of Section 7 as having an assumed bearing of S88°26'39"E as determined by monuments at the North Quarter Corner of Section 7 and the Northeast Corner of said Section 7, and with all bearings herein relative thereto.

PURPORTED COPY

FINAL PLAT

FIRESTONE COMMUNITY MINOR SUBDIVISION

BEING A REPLAT OF PARCEL 3 OF DOLLAGHAN P.U.D. PHASE III; SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 of 2

OWNERSHIP AND DEDICATION

Know all men by these presents, that the undersigned Tri-Town Medical Campus, LLC, being the owner of the land shown in this final plat and described as follows:

A tract of land situate in the Northeast Quarter of Section 7, Township 2 North, Range 67 West, of the 6th P.M.; Town of Firestone, County of Weld, State of Colorado; and being more particularly described as follows:

Parcel 3 Dollaghan P.U.D. PHASE III, as shown on the Plat thereof, recorded December 21, 2000 at Reception Number 2814707, excepting therefrom that portion conveyed by Deed recorded November 1, 2002 as Reception No. 3001402, County of Weld, State of Colorado.

Said tract contains 44.08 acres (1,919,973 square feet) more or less and is subject to all rights-of-way, easements and restrictions now in use or of record.

Has laid out, subdivided and platted said land as per drawing hereon contained under the name and style of Firestone Community Minor Subdivision, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents does hereby dedicate to the Town of Firestone Tract C, and the streets, avenues, and other public places as shown on the accompanying plat for the public use thereof forever, and does further dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate public entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the Subdivider or arrangements made by the Subdivider thereof which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone Colorado, except private roadway curbs, gutter and pavement and items owned by municipality franchised utilities, other serving public entities and/or Qwest, Inc. which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities and/or Qwest, Inc. and shall not become the property of the Town of Firestone, Colorado.

OWNER:

TRI-TOWN MEDICAL CAMPUS LLC, a Colorado limited liability company

By: Clinic Properties, LLP, a Colorado limited liability partnership,

By: Jack B. Campbell
Jack B. Campbell, Administrator and authorized representative

By: Longmont United Land Holdings, LLC, a Colorado limited liability company,

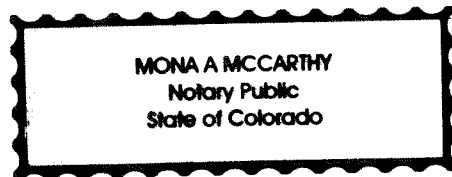
By: Neil Bertrand
Neil Bertrand, authorized representative

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 20th day of January, 2006, by Jack B. Campbell, Administrator and authorized representative of Clinic Properties, LLP, a Colorado limited liability partnership, as member of Tri-Town Medical Campus, LLC, a Colorado limited liability company.

Witness my hand and official seal.



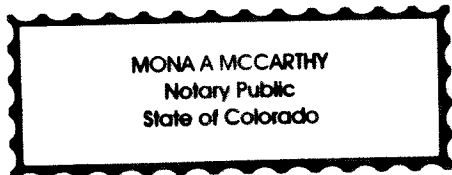
Mona A. McCarthy
Notary Public
3/26/09
My commission expires

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 20th day of January, 2006, by Neil Bertrand, authorized representative of Longmont United Land Holdings, LLC, a Colorado limited liability company, as member of Tri-Town Medical Campus, LLC, a Colorado limited liability company.

Witness my hand and official seal.



Mona A. McCarthy
Notary Public
3/26/09
My commission expires

LENDER'S CONSENT:

The undersigned, as the beneficiary of Deeds of Trust on the real property described on this plat and recorded at Reception Nos. 3019547, 3161267 and 3161271, Weld County Records, hereby consents to the platting of such property and to the dedication of the streets, avenues, roads, easements, tracts and other public uses as shown on this plat, and hereby releases said dedicated lands and interests from the liens created by said Deeds of Trust.

LENDER:

COMMUNITY FIRST NATIONAL BANK

By: [Signature]
Title: K.P.

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 20th day of March 2006, by Michel Rapuano.

Witness my hand and official seal.

Eunice D. Premeaux
Notary Public
12/3/09
My commission expires

LENDER'S CONSENT:

The undersigned, as the beneficiary of Deed of Trust on the real property described on this plat and recorded at Reception Nos. 3019548, Weld County Records, hereby consents to the platting of such property and to the dedication of the streets, avenues, roads, easements, tracts and other public uses as shown on this plat, and hereby releases said dedicated lands and interests from the liens created by said Deeds of Trust.

LENDER:

LONGMONT UNITED HOSPITAL, INC.

By: Mitchell C. Carson
Title:

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 10th day of March 2006, by Mitchell Carson.

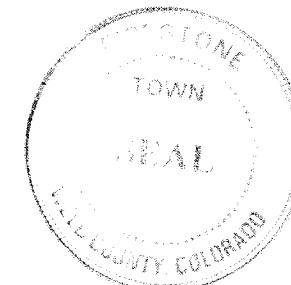
Witness my hand and official seal.

Eunice D. Premeaux
Notary Public
12/3/2009
My commission expires

TOWN APPROVAL

This is to certify that the Final Plat of Firestone Community Minor Subdivision was approved this 27th day of October, 2005 A.D. and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Final Plat upon which this certificate is endorsed for all purposes indicated thereon.

ATTEST: Judy Hegwood
Mayor



Firestone Information Block

Name of Submittal:	Firestone Community Minor Subdivision
Type of Submittal:	Final Plat
Filing Number:	
Phase Number:	
Sheet Title:	
Preparation Date:	6/16/2005
Revision Date:	8/24/2005
Revision Date:	11/03/2005
Revision Date:	12/13/2005
Revision Date:	1/11/2006
Revision Date:	

FIRESTONE COMMUNITY MINOR SUBDIVISION

FINAL PLAT

TST
TST, INC.
Consulting Engineers
748 Whalers Way, Bldg. D
Fort Collins, Colorado
970-226-0557
fax 970-226-0204

JOB NO. 0668.0132.00

SCALE 1" = 100'

DATE 1/11/2006

SHEET

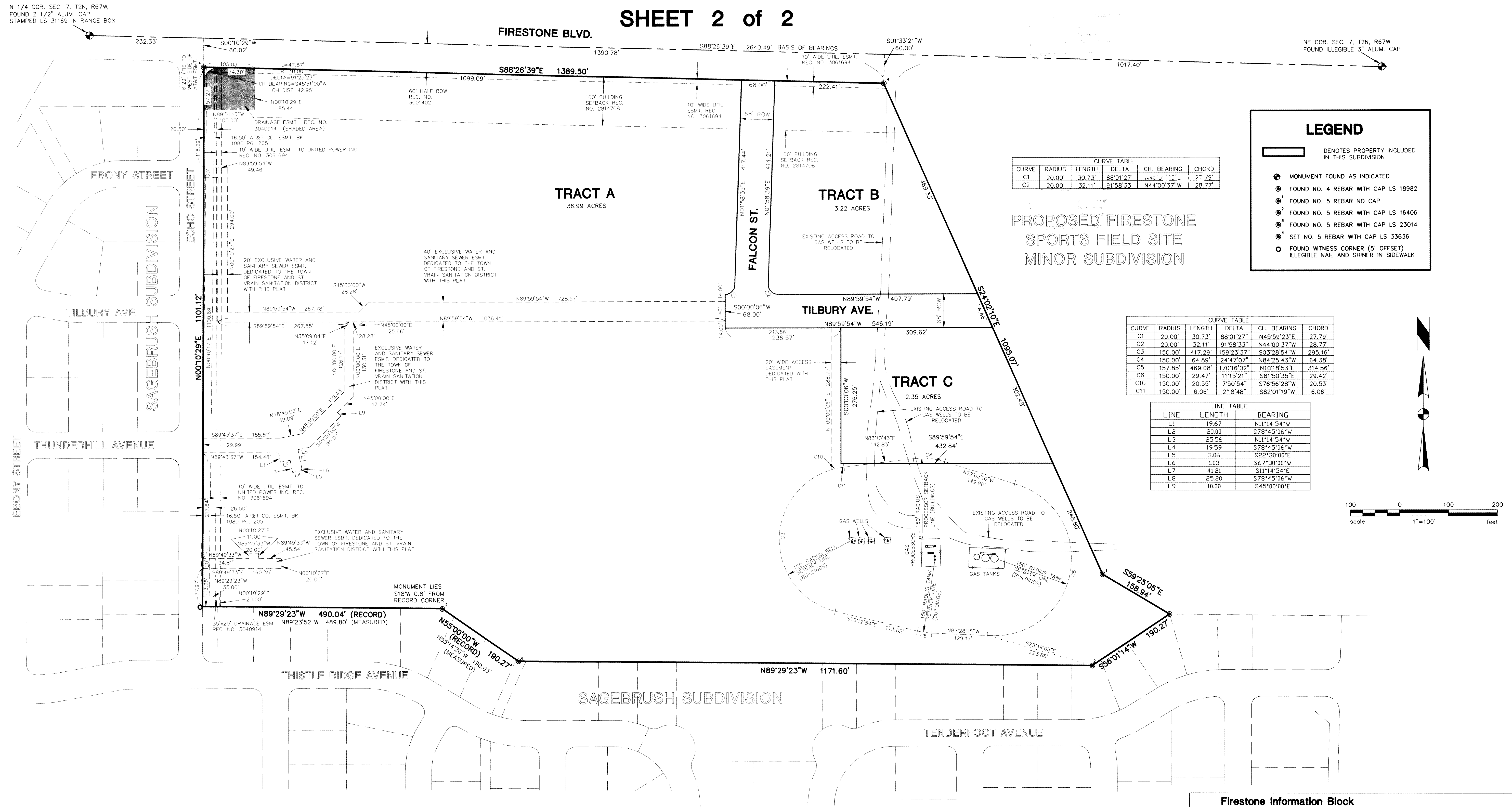
1 OF 2

FINAL PLAT

FIRESTONE COMMUNITY MINOR SUBDIVISION

BEING A REPLAT OF PARCEL 3 OF DOLLAGHAN P.U.D. PHASE III; SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 of 2



FIRESTONE COMMUNITY MINOR SUBDIVISION

FINAL PLAT



Firestone Information Block		JOB NO.
Name of Submittal:	Firestone Community Minor Subdivision	0668.0132.00
Type of Submittal:	Final Plat	SCALE
Filing Number:		1" = 100'
Phase Number:		DATE
Sheet Title:		1/11/2006
Preparation Date:	6/16/2005	SHEET
Revision Date:	8/24/2005	2 OF 2
Revision Date:	11/03/2005	
Revision Date:	12/13/2005	
Revision Date:	1/11/2006	
Revision Date:		